

Key: 5011

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.760

LEGAL

LAND

DETACHED

BUILDING

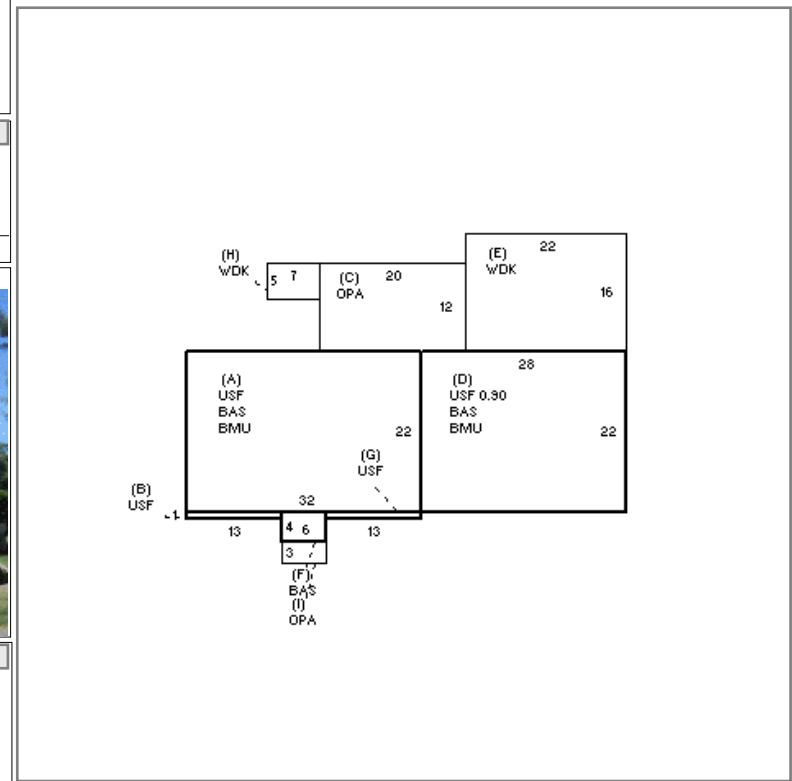
CURRENT OWNER				PARCEL ID				LOCATION			
KILLION JAMES A 39 CAIRO CIR SCITUATE, MA 02066				33-7-41-0				39 CAIRO CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KILLION JAMES A				03/10/2020	H	100 (129937)					
KILLION JAMES A & SYLVIA				12/13/1996	QS	220,000 (90706)					
CAVANAUGH MICHAEL J & KAT				08/21/1981	XX	65315-0					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-609	09/28/2011	7	OTHERS		06/16/2020	JD	100	100
		3	ALTERATIONS	21,654	07/24/2012	SJ	100	100
		1	NEW CONST		06/29/2006	SJ	100	100
05-218	05/06/2005	2	ADDITIONS	117,000	06/22/2005	SJ	100	100
99-382	07/19/1999	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,111	SC	1.00	1.00	396,000	1.86	1.00	R04	0.90		340,110

TOTAL	20,125 SF	ZONING	FRNT	338	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,100	326,400
Inf1	FACTOR 100		BUILDING	502,600	465,800		
Inf2	PHY 100		DETACHED	17,300	16,600		
			OTHER	0	0		
					TOTAL	860,000	808,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	20 0.80	12 X 24	288	53.28	12,300
SHF	A	1.00	30 0.70	10 X 16	160	12.89	1,400
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2020	JD
MODEL	1		RESIDENTIAL	LIST	6/16/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	670,133		
NET AREA	2,628	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,320		48.26	63,697	CONDITION ELEM	CD		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,284	1967	200.44	257,370	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	258		56.65	14,616	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	387		42.24	16,347	KITCHEN	A		
				FLOOR COVER	34	COMB	1.00	+	BAS	L	BASE AREA	1,344	1967	220.42	296,239	BATHS	A		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1988 / 34
STORIES	2	1.00																COND	25 25%
ROOMS	8	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	25 % GD 75
# 1/2 BATHS	1	1.00																RCNLD	\$502,600
TOT FIXTURES	8	\$7,322																	
# UNITS	1	1.00																	